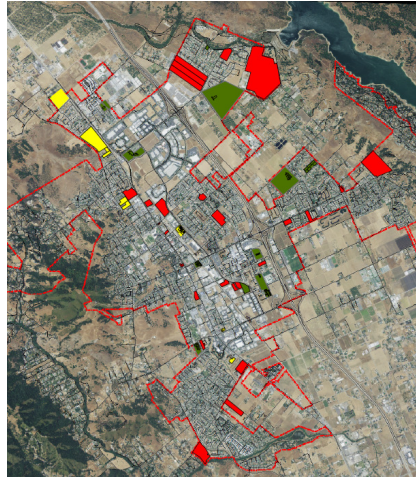


DEMOGRAPHICS

- Population: 49,774 (10 miles)
- Avg. HH income- \$130,493 (10 miles)
- Median Housing Value: \$710,497
- Households: 16,121 (10 miles)
- Average Household Size: 3.06
- 65% of pop. has a some college and BA/BS or higher
- Median age 38
- 69% of workers commute
- 35% of households over \$100,000
- 17,523 jobs in town



HOUSING UPDATE

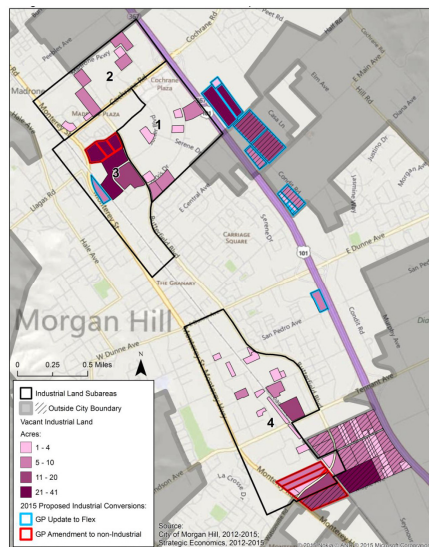


2,700 Units in production/development

Building in Morgan Hill:

- ❖ Standard Pacific
- ❖ Taylor Morrison
- ❖ Dividend Homes
- ❖ William Lyon Homes
- ❖ City Ventures
- ❖ KB Homes
- ❖ Meritage Homes
- ❖ Ryder Homes
- ❖ EAH
- ❖ Community Development Partners
- ❖ Many more...

INDUSTRY



- 6.2 MSF of Industrial Space
- 18,000 Employed Residents
- Manufacturing leads in jobs
- 3% Industrial Vacancy rate
- 19 to 33 Years of Supply of Industrial Land*
- 90KSF Former Alien Building Available

Based on actual rate of development. 19 years assumes GPU and GP Amendments

M-West Development



R&D/ MANUFACTURING BUILD-TO-SUIT OPPORTUNITY
Butterfield Technology Center, Morgan Hill, California

Highlights

- State-of-the-Art Business Park Designed for ±550,000 SF
- Build-to-Suit Opportunity Ranging from 14,000 to 201,000 SF
- Direct Access to Attractive Rental Housing
- Can Accommodate R&D, Manufacturing and High Cube Distribution
- Close Proximity to US - 101 and Retail Amenities



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RETAIL

- Existing Inventory: 1.3 KSF
- Future/ Approved: 425 KSF
- Share Trade Area with San Jose and Gilroy
- 8.4% +Vacancy (Morgan Hill and Gilroy)



RETAIL UPDATE

New to Morgan Hill

- **Dick's Sporting Goods**, Cochrane Commons
- **La Quinta Hotel**, 104 Rooms
- **Stagnero Tac & Apparel**, Downtown
- **Running Shop and Hops**, Downtown



Coming Soon!

- **Opa!**
- **Willard Hicks**
- **Tac-oh!**
- **Mo's**
- **Prova**
- **Orange Theory**
- **Coffee Guys**
- **Grapevine**
- **Granada Theatre**
- **Granada Hotel**

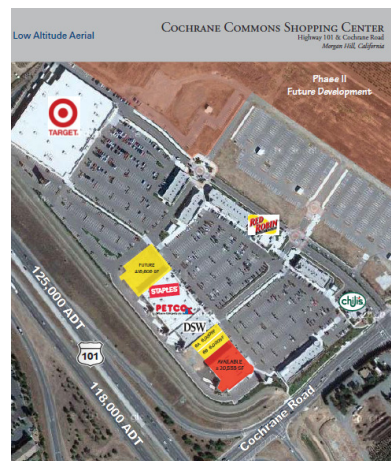
RETAIL OPPORTUNITIES

Madrone Village -50KSF

PHASE II BUILD-TO-SUIT 42,000-50,000

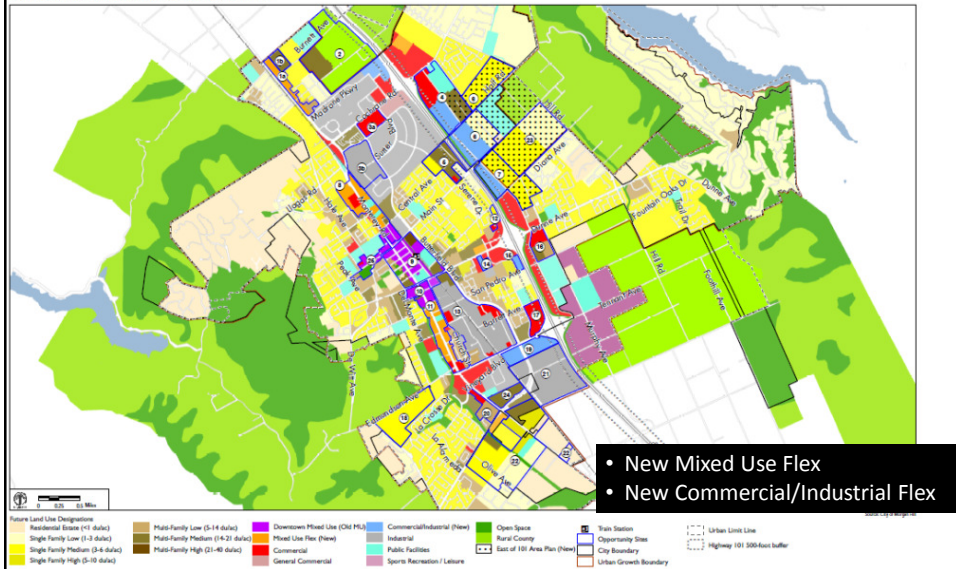


Cochrane Commons-350KSF



General Plan Update

Draft Preferred Land Use Plan 2/26/2015



DOWNTOWN



- 123k SF of Retail
 - Over 30 Restaurants
 - 300 New Multi Family Housing Units
 - \$25 M of New Public Improvements
 - \$50 M of New Private Investment
 - New 271- Space **Parking Garage**
 - Eligible for Residential Impact Fee
- Incentives: avg \$31K/du



A Taste of Morgan Hill

Parking Garage



City Ventures Mixed-Use

Depot and Third Streets



- 29 Housing Units
- 8 KSF of Retail
- Live-Work Units
- Flats over Retail
- Townhomes
- Condominiumized Retail



Granada Boutique Hotel & Market Hall

Monterey Rd. and First Street



- 60 Rooms
- Market Hall
- Spa
- Meeting Facilities
- Steak House
- Flower Shop



Rodrigues/Imwalle

3rd & Monterey



- 12,000 SF of New Retail
- Four (4) Restaurants
 - Willard Hicks Steak House
 - Mo's
 - Tac-Oh!
 - Opa!



Granada Theatre

Monterey Rd. between 1st and 2nd Streets



- SVBJ Structures Award
- New Music, Comedy & Dining Venue



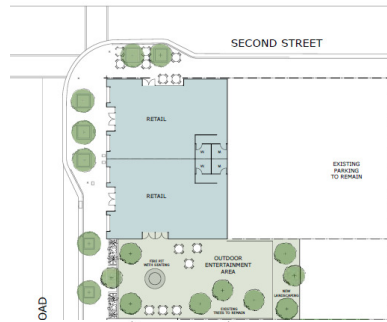
South Valley Bikes

2nd and Monterey Rd.



Steve Pace

Monterey Rd. and 2nd Street



- Rehabilitation
- 5,000 SF + Large Patio
- Possible wine bar
- Steve Pace



Barley Place

Depot Ave. and Main Ave.



- 16 Stacked Flats
- 9,419 SF Retail
 - Shoes and Hops



3 New Parks



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